

Richmond Planning Commission
Warning for Public Hearing

Amendments to the Gateway Commercial Zoning District Regulations

In accordance with 24 V.S.A. §4444, the Richmond Planning Commission will be holding a Public Hearing on proposed amendments to the Gateway Commercial Zoning District on Wednesday November 12 at 7:00 pm at the Richmond Town Center Meeting Room, 203 Bridge Street, Richmond, VT.

The Gateway Commercial Zoning District, as depicted on the official Zoning Map, is the area within Richmond located on the east side of Route 2 between Interstate 89 and the Village. The Planning Commission is not proposing to changes to the districts' boundaries. The purpose of the proposed changes are primarily to increase the potential for commercial development within the mixed use zone and to allow for increased flexibility in the siting of new buildings.

The most significant changes include increasing the building square foot maximum from 10,000 square feet to 17,000 square feet if increased setback requirements are met, and removing the 5,000 square foot maximum requirement for light manufacturing, business and professional offices, and research laboratory. The 5,000 square foot maximum is retained on retail and restaurant uses to maintain conformance with the Town Plan, in which includes a statement of prohibition on "big box" stores. Business Yards, Food Processing Establishments, Repair Garage, Private Club, and Tavern have been added to the list of conditional uses within the District. Lastly, strict residential use is no longer allowable, new development must have at least 50% of the gross floor area in commercial use.

The proposed changes are contained within Section 3.4 Gateway Commercial District (G) of the Richmond Zoning regulations and within Section 3 Zoning District Regulations – Specific – Use Index Table. A copy of the proposed zoning amendments may be viewed at the Richmond Town Clerks Office or on the municipal website at <http://www.richmondvt.gov/documents/ordinances/>.